

MAJOR SITE PLAN DEFINITION: Defined in UDO Section 2.3.6(D)(2) as site plans proposing one or more of the following:

- 40,000 square feet or greater of non-residential floor area
- 20 or more multi-family units
- Multiple site plan applications within any 3 year period for one property or portion of, or neighboring properties owned by the same entity,
- 100 or more additional parking spaces to existing development
- Grading more than 15 acres
- Any building taller than three (3) stories
- Mixing of architectural types, exotic architecture, or the use of non-standard materials.

MAJOR SITE PLAN PROCESS SUMMARY: Full details of the Major Site Plan Process can be found in the [Major and Minor Site Plan Development Process Document](#) on the Town of Apex website. The following is a brief summary of the process:

1. Staff member reviews electronic plan submittals and hard copies submitted to the Planning Department for completeness.
2. If plan is incomplete, applicant is notified and must re-submit complete plans by the submittal deadline of the following month for review.
3. If plan is complete, staff releases electronic plans to TRC members for review.
4. TRC comments are sent to applicant prior to the TRC meeting date with applicant.
5. Applicant is notified of TRC meeting date and time.
6. Applicant submits revised electronic plans and four (4) hard copy 24" x 36" Site Plan Sets and revised TIA (if applicable) on the re-submittal date indicated on the Major Site Plan Schedule.
7. Applicant notified if plan is not in compliance with the UDO (start again at #4 above).
8. Applicant notified if plan is in compliance with UDO.
9. Public Hearing Notification:
 - Written Notifications sent to property owners within 300 feet of subject property.
 - Public Notice posted to Town's website.
 - Sign is posted on property.
10. 1st Quasi-Judicial Public Hearing before Planning Board.
11. 2nd Quasi-Judicial Public Hearing before Town Council.
12. Applicant is notified of approval or disapproval.
13. If approved, applicant must submit [Construction Drawings](#) to Construction Management.

PREPAYMENT OF WATER AND SEWER FEES: Effective August 7th, 2007, prepayment of sewer capacity fees is limited to a maximum of 30,000 gallons per day of sewer capacity in any 12 month period for any given subdivisions or development. The 12 month period shall renew on the anniversary date of Town Council Approval of the subdivision or site development plan. If the Major Site Plan is approved by the Town Council, and if the proposed development requires municipal water and/or sewer utility service, the project owner may pre-pay fees in order to get preference over another owner who has not reserved the capacity. Water and sewer treatment (and collection capacity) is not guaranteed; prepayment is only a preference for treatment capacity and not a guarantee. The developer assumes the risk of whether actual capacity will be available when needed.

APPLICATION INFORMATION

Submittal Date _____

Project Name: _____

Location: _____

Property PIN: _____

Acreage: _____ Zoning _____

Town Limits: Inside corporate limits In ETJ Outside corporate limits and ETJ

For Non-residential Developments

Total number of buildings: _____

Total square footage of all buildings: _____

Number of stories: _____

For Residential Developments

Number of multi-family units: _____

Number of stories: _____

Owner or Developer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-mail Address: _____

Prepared By: _____ Contact Person: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-mail Address: _____

Other contacts: _____

AGENT AUTHORIZATION FORM

_____ is the owner of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning
- Site Plan
- Subdivision
- Variance
- Other: _____

The property is located at: _____
The agent for this project is: _____
Name: _____
Address: _____
Telephone Number: _____
Fax Number: _____
E-Mail Address: _____

Signature(s) of Owner(s)

Type or print name

Type or print name

***Owner of record as shown on the latest equalized assessment rolls of Wake County. (An option to purchase does not constitute ownership). If ownership has been recently transferred, a copy of the deed must accompany this authorization.**

CERTIFIED LIST OF PROPERTY OWNERS

Certified list of property owners subject to this application and all property owners within 300' of the subject property.

Owners Names	PIN#
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

I, _____, certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

Date: _____ By: _____

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the _____ day of _____, 20____.

SEAL

Notary Public

Print Name

My Commission Expires: _____

Per UDO Section 2.2.7, neighborhood meetings are required for all major site plan applications. The purpose of the neighborhood meeting is to educate neighbors about the proposed development and application, to receive neighborhood comments, and to address concerns about the development proposal. At least one neighborhood meeting should be scheduled and held by the applicant or applicant’s agent prior to submission of the initial application.

The neighborhood meeting should comply with the following procedures:

- The neighborhood meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application.
- The applicant should provide notification of the neighborhood meeting a minimum of ten (10) calendar days in advance of the meeting by mail, to all landowners within three hundred (300) feet of the land subject to the application, to any neighborhood association that represents citizens within that area and to the Town of Apex Planning and Community Development Department.
- At the neighborhood meeting, the applicant should explain the development proposal and application, answer any questions, respond to concerns neighbors have about the application and proposed resolutions to these concerns.

Date of Mailing: _____ Other Methods of Contact: _____

I hereby attest that letters were mailed to the Certified List of Property Owners:

Printed Name: _____ Signature: _____

Date of Meeting: _____ Time of Meeting: _____

Location of Meeting: _____

Summary of issues:

Description of changes made by applicant as a result of the neighborhood meeting:

Attach additional sheets as needed.

NEIGHBORHOOD MEETING ROSTER

ATTENDEES MUST SIGN IN

Date of Meeting: _____

	NAME	ADDRESS
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____
15.	_____	_____

I, _____ certify that this is the original roster of attendees for the neighborhood meeting subject to this application.

_____ Date By: _____

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the _____ day of _____, 20____.

SEAL

Notary Public

Print Name

My Commission Expires: _____

TOWN OF APEX UTILITIES OFFER & AGREEMENT

**Town of Apex
73 Hunter Street
P.O. Box 250 Apex, NC 27502
919-249-3400**

NORTH CAROLINA
WAKE COUNTY
CUSTOMER SELECTION AGREEMENT

_____ (the "Premises")

The Town of Apex offers to provide you with electric utilities on the terms described in this Offer & Agreement. If you accept the Town's offer, please fill in the blanks on this form and sign and we will have an Agreement once signed by the Town.

_____, the undersigned customer ("Customer") hereby irrevocably chooses and selects the Town of Apex (the "Town") as the permanent electric supplier for the Premises. Permanent service to the Premises will be preceded by temporary service if needed.

The sale, delivery, and use of electric power by Customer at the Premises shall be subject to, and in accordance with, all the terms and conditions of the Town's service regulations, policies, procedures and the Code of Ordinances of the Town.

Customer understands that the Town, based upon this Agreement, will take action and expend funds to provide the requested service. By signing this Agreement the undersigned signifies that he or she has the authority to select the electric service provider, for both permanent and temporary power, for the Premises identified above.

Any additional terms and conditions to this Agreement are attached as Appendix 1. If no appendix is attached this Agreement constitutes the entire agreement of the parties.

Acceptance of this Agreement by the Town constitutes a binding contract to purchase and sell electric power.

Please note that under North Carolina General Statute §160A-332, you may be entitled to choose another electric supplier for the Premises.

Upon acceptance of this Agreement, the Town of Apex Electric Utilities Division will be pleased to provide electric service to the Premises and looks forward to working with you and the owner(s).

ACCEPTED:

CUSTOMER: _____ TOWN OF APEX

BY: _____ BY: _____
Authorized Agent Authorized Agent

DATE: _____ DATE: _____

Date of Application: _____
 Developer: _____ Phone number: _____
 Developer's Representative: _____ Phone Number: _____
 E-mail address: _____ Fax Number: _____
 Name of residential development: _____
 Location address: _____
 If no address, located on: _____ between _____ and _____
 REID(s): _____
 PIN(s): _____ Total acres: _____

Lot-by-lot developments

Number of single family lots proposed _____
 Number of two family lots proposed _____
 Number of three family lots proposed _____

There is a correlation between the size of housing and the number of school children added to the system. Could you estimate the range of how large the dwelling units in your subdivision will be, either in square feet or in number of bedrooms?
 Sq. ft. _____ Bedrooms _____

Phasing - How many dwelling units do you anticipate will be constructed each year? _____

Attached and multi-family dwelling units

Number of 2 bedroom dwelling units expected to be completed for occupancy.

2012 _____ 2013 _____ 2014 _____ Future years _____

Number of 3 bedroom dwelling units expected to be completed for occupancy.

2012 _____ 2013 _____ 2014 _____ Future years _____

Number of 4 or more bedroom dwelling units expected to be completed for occupancy.

2012 _____ 2013 _____ 2014 _____ Future years _____

What is your target market?

Empty nesters or senior housing Move-up buyers with young children
 First-time homebuyers Move-up buyers with older children

THIS SECTION TO BE COMPLETED BY LOCAL GOVERNMENT STAFF

PLEASE FAX TO: Laura Evans or Judy Stafford of Wake County PUBLIC SCHOOL SYSTEM AT (919) 850-1671

- AND -

FAX or EMAIL TO: Mike Ping of Wake County PLANNING DEPARTMENT AT (919) 856-6184 or mike.ping@wakegov.com

Contacts: WCPSS Laura Evans (919) 713-0652 or Judy Stafford (919) 850-1636 and WCPD Mike Ping (919) 856-6386.

Date faxed _____ By _____

Fee for Initial Submittal: No Charge
Fee for Name Change after Approval: \$500*

Application Submittal Date: _____
Application Approval Date: _____

Purpose

To provide a consistent and clearly stated procedure for the naming of subdivisions and/or developments and entrance roadways (in conjunction with *Town of Apex Address Policy*) so as to allow developers to define and associate the theme or aesthetics of their project(s) while maintaining the Town’s commitment to preserving the quality of life and safety for all residents of Apex proper and extraterritorial jurisdiction.

Guidelines

- ✓ The subdivision/development name shall not duplicate, resemble, or present confusion with an existing subdivision/development within Apex corporate limits or extraterritorial jurisdiction except for the extension of an existing subdivision/development of similar or same name that shares a continuous roadway.
- ✓ The subdivision/development name shall not resemble an existing street name within Apex corporate limits or extraterritorial jurisdiction unless the roadway is a part of the subdivision/development or provides access to the main entrance.
- ✓ The name “Apex” shall be excluded from any new subdivision/development name.
- ✓ The entrance roadway of a proposed subdivision/development shall contain the name of the subdivision/development where this name does not conflict with the Town of Apex *Road Name Approval Application* and *Town of Apex Address Policy* guidelines.
- ✓ The proposed subdivision/development name must be requested, reviewed, and approved during preliminary review by the Town.
- ✓ A \$500.00 fee will be assessed to the developer if a subdivision/development name change is requested after official submittal of the project to the Town.*

*The imposed fee offsets the cost of administrative changes required to alleviate any confusion for the applicant, Planning staff, other Town departments, decision-making bodies, concerned utility companies, and other interested parties. There is no charge for the initial name submittal.

Existing Development Titles, Recurring

	Residential	Non-Residential
10 or more	Farm(s), Creek	Center/Centre
6 to 9	Park [†] , Village(s) [‡] , Wood(s), Hills	Park, Commons
3 to 5	Crossings(s), Estates, Green [•] , Ridge, Acres, Glen(s)	Plaza, Village(s), Crossing(s), Station

[†]excludes Parkside on the Creek [‡]excludes Villagio [•]excludes names with Green Level

Proposed Subdivision/Development Information

Description of location: _____
Nearest intersecting roads: _____
Wake County PIN(s): _____
Township: _____

Contact information (as appropriate)

Contact person: _____
Phone number: _____ Fax number: _____
Address: _____
E-mail address: _____
Owner: _____
Phone number: _____ Fax number: _____
Address: _____
E-mail address: _____

Proposed Subdivision/Development Name

1st Choice: _____
2nd Choice (*Optional*): _____

Town of Apex Staff Approval:

**Town of Apex Planning Department
Staff**

Date

Major Site Plan Checklist

Common Acronyms/Definitions

IDT Website - Contractor's Plan Room

TOA - Town of Apex

RCA - Resource Conservation Area

DDM - Design & Development Manual

UDO - Town's Unified Development Ordinance

NCDENR or DENR - North Carolina Department of Environment and Natural Resources

NCDWQ or DWQ - North Carolina Division of Water Quality

Contact Information

TOA Planning Department - (919) 249-3426

Soil & Erosion Control Officer - (919) 249-3427

Parks & Recreation Department - (919) 249-3344

Electric Utilities Division – (919) 249-3427

General Plan Items

Applicant		General Plan Checklist Items			Staff Use	
#	Applicable	Not Applicable	Requirement	Additional Information		Reference
1	<input type="checkbox"/>		Uploading to IDT	All uploaded sheets are to be titled in a descriptive manner i.e. Site Layout Plan, Landscape Plan, etc.	IDT Plan Review	<input type="checkbox"/>
2	<input type="checkbox"/>		Electronic submittal through IDT	Submit application, a set of site plans (24"x36" at a scale of not less than 1"=50' horizontal, 1"=5' vertical), and 11"x17" colored renderings of required elevations. Note: Do not submit scanned plans. Send documents saved directly from AutoCAD or equivalent software.	IDT Instructions	<input type="checkbox"/>
3	<input type="checkbox"/>		Every checklist item must be included on the plan sets. Do not attach checklist to the plan submittal.	If an item is not applicable, indicate "N/A" in the space provided <u>and</u> place a note on the applicable plan sheet stating why the item is not applicable. Failure to do so may result in the plans being considered incomplete.		<input type="checkbox"/>
4	<input type="checkbox"/>		Signature Block Area	Leave a 4" X 6" area on each sheet for signature block.		<input type="checkbox"/>

Cover Sheet

Applicant		Cover Sheet Checklist Items			Staff Use	
#	Applicable	Not Applicable	Requirement	Additional Information	Reference	
1	<input type="checkbox"/>		Index of titled drawing sheets	All uploaded sheets are to be titled in a descriptive manner i.e. Site Layout Plan, Landscape Plan, etc.		<input type="checkbox"/>
2	<input type="checkbox"/>		Vicinity Map	Map showing the location of the property and adjacent streets within a maximum of a ½ mile radius.		<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	Transportation Facility (TF) Permit submitted to NCDENR Division of Air Quality for large parking lots. Note date submitted.	Large parking lots have 1500+ surface parking spaces, 750+ structured parking spaces, or 1000+ combination surface/structured parking spaces). The Division of Air Quality states that this permit takes 90 days to process. Construction plans will not be approved without this permit being approved by the Division of Air Quality.		<input type="checkbox"/>
4	<input type="checkbox"/>	<input type="checkbox"/>	List & label UDO Supplemental Standards.		UDO Sec. 4.4	<input type="checkbox"/>
5	<input type="checkbox"/>	<input type="checkbox"/>	List & label any variance conditions.			<input type="checkbox"/>
6	<input type="checkbox"/>	<input type="checkbox"/>	Show any public recreation requirement.	For developments of 51 multi-family residential units or more, land dedication is required and whose general locations are clearly shown on the Parks, Recreation, Greenways, and Open Space Master Plan and must be designated for either a public greenway or public park land.	UDO Sec. 7.3 Parks, Recreation, Greenways & Open Space Master Plan	<input type="checkbox"/>
7 Project Data (tabular format)-requirements below:						
a	<input type="checkbox"/>		Name & address(s) and parcel ID(s) of the project	Include any phase numbers		<input type="checkbox"/>
b	<input type="checkbox"/>		Preparer's name, address, phone number, and e-mail address			<input type="checkbox"/>
c	<input type="checkbox"/>		Owner's name, address, phone number, and e-mail address			<input type="checkbox"/>
d	<input type="checkbox"/>	<input type="checkbox"/>	Contract purchaser's name, address, phone, fax and e-mail address			<input type="checkbox"/>
e	<input type="checkbox"/>		Annexation number(s) for property	If property is not annexed and water and/or sewer is requested, then annexation petition must be submitted with the first construction plan set.	Annexation Petition	<input type="checkbox"/>
f	<input type="checkbox"/>		Zoning of the property; if conditional use or conditional zoning, list all rezoning conditions	Contact the Planning Department at 249-3426 to get a copy of the zoning conditions.	Zoning Map	<input type="checkbox"/>
g	<input type="checkbox"/>		Current 2025 Land Use Plan designation		2025 LUP Map	<input type="checkbox"/>

Applicant		Cover Sheet Checklist Items			Staff Use	
#	Applicable	Not Applicable	Requirement	Additional Information	Reference	Staff Use
h	<input type="checkbox"/>	<input type="checkbox"/>	Proposed 2025 Land Use Plan designation	If amendment is requested or required application must be submitted.	Application	<input type="checkbox"/>
i	<input type="checkbox"/>		Area of tract(s)	In square feet or acres		<input type="checkbox"/>
j	<input type="checkbox"/>		Existing and proposed gross square footage of buildings			<input type="checkbox"/>
k	<input type="checkbox"/>		Proposed gross square footage of floor area by use	Type of use and use classification for the floor area use.		<input type="checkbox"/>
l	<input type="checkbox"/>		Proposed height of the building and number of stories	Proposed building height measured as the vertical distance in feet between the finished floor to the highest point of the roof at the front elevation. Do not include finished grade of a basement.	UDO Sec. 5.1	<input type="checkbox"/>
m	<input type="checkbox"/>		Number of parking spaces required	Indicate whether based on number of employees or square footage of building.	UDO Sec. 8.3.2	<input type="checkbox"/>
n	<input type="checkbox"/>		Total number of existing and proposed number of parking spaces provided	Follow parking lot design standards	UDO Sec. 8.3.6	<input type="checkbox"/>
o	<input type="checkbox"/>		Number of handicapped spaces provided		UDO Sec. 8.3.8	<input type="checkbox"/>
p	<input type="checkbox"/>		Percentage of parking placed on the side and/or rear of building		UDO Sec. 8.3.6	<input type="checkbox"/>
q	<input type="checkbox"/>		Required front, side, and rear yard setbacks		UDO Sec. 5.1	<input type="checkbox"/>
r	<input type="checkbox"/>		Amount and percentage of built upon area allowed		UDO Sec. 5.1 UDO Sec. 6.1	<input type="checkbox"/>
s	<input type="checkbox"/>		Amount and percentage of built upon area proposed		UDO Sec. 5.1 UDO Sec. 6.1	<input type="checkbox"/>
t	<input type="checkbox"/>		Indicate if the site is in the Primary or Secondary Watershed Protection Overlay District	Watershed Protection Overlay District Map	UDO Sec. 6.1 UDO Sec. 8.1.2 (B)(2)(i)	<input type="checkbox"/>
u	<input type="checkbox"/>		Indicate if the site contains a FEMA designated 100 year floodplain.	Floodplain Map	UDO Sec. 6.2	<input type="checkbox"/>
v	<input type="checkbox"/>		Gross square footage and percent of RCA required.		UDO Sec. 8.1	<input type="checkbox"/>
w	<input type="checkbox"/>		Gross square footage and percent of RCA provided.		UDO Sec. 8.1	<input type="checkbox"/>
x	<input type="checkbox"/>		Indicate if the site contains an historic structure.	Defined by UDO Section 12.2-Historic structure	UDO 12.2-Historic Structure	<input type="checkbox"/>
y	<input type="checkbox"/>		Two community amenities (i.e. benches, picnic tables, bicycle racks, planters, etc.)	Must be accessible per the NC Building Code, Volume 1-C.	UDO Sec. 8.4.3	<input type="checkbox"/>
z	<input type="checkbox"/>		The proposed type of construction		Current NC Bldg & Fire Code	<input type="checkbox"/>

Applicant			Cover Sheet Checklist Items			Staff Use
#	Applicable	Not Applicable	Requirement	Additional Information	Reference	
aa	<input type="checkbox"/>		Area per floor in square feet		Current NC Bldg & Fire Code	<input type="checkbox"/>
bb	<input type="checkbox"/>		Whether or not an automatic fire sprinkler system is planned		Current NC Bldg & Fire Code	<input type="checkbox"/>

Existing Conditions Check List

Applicant			Existing Conditions Sheet Checklist Items			Staff Use
#	Applicable	Not Applicable	Requirement	Additional Information	Reference	
1	<input type="checkbox"/>		Provide boundaries of the site in metes and bounds.		UDO Sec. 8.1.2 (B)(2)(a)	<input type="checkbox"/>
2	<input type="checkbox"/>		Provide aerial photo-based topography of the site at a 2' or 5' contours (as available), showing existing grades.		UDO Sec. 8.1.2 (B)(2)(b)	<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	Field verified topography of the area located within the limits of disturbance (including stormwater retention areas within RCA) at a minimum of 2' contours is required at the site plan stage of plan review.		UDO Sec. 8.1.2 (B)(2)(b)	<input type="checkbox"/>
4	<input type="checkbox"/>	<input type="checkbox"/>	Call out location of slopes equal to or greater than 3:1 and rock outcroppings.		UDO Sec. 8.1.2 (B)(2)(c)	<input type="checkbox"/>
5	<input type="checkbox"/>		Provide tree survey locating all specimen (hardwood) trees 18" caliper and larger within RCA and buffers on site.		UDO Sec. 8.1.2 (B)(2)(d)	<input type="checkbox"/>
6	<input type="checkbox"/>	<input type="checkbox"/>	Fifty feet (50') outside of the perimeter of the site, document location of all trees 18" caliper and larger by providing an aerial photograph, registered forester's or certified arborist's report, tree survey, or other appropriate means.		UDO Sec. 8.1.2 (B)(2)(d)	<input type="checkbox"/>
7	<input type="checkbox"/>	<input type="checkbox"/>	Document that all proposed RCA areas meet the Criteria for Establishing RCA by means of a tree survey or other appropriate means.	Other appropriate means include a registered forester's or certified arborist's report referenced to- scale digital photos, a registered forester's or certified arborist's report referenced to aerial photographs. Aerial photographs are not an acceptable stand-alone means of documentation for trees in RCA.	UDO Sec. 8.1.2 (B)(2)(e)	<input type="checkbox"/>

Applicant		Existing Conditions Sheet Checklist Items			Staff Use	
#	Applicable	Not Applicable	Requirement	Additional Information	Reference	Staff Use
8	<input type="checkbox"/>	<input type="checkbox"/>	Document that existing buffers meet the required "A", "B", "C", "D", or "E" type standards by means of a tree survey or other appropriate means.	Other appropriate means include but are not limited to a registered forester's or certified arborist's report referenced to scale digital photos, a registered forester's or certified arborist's report referenced to aerial photographs. Aerial photographs are not an acceptable stand-alone means of documentation for trees in RCA.	UDO Sec. 8.1.2 (B)(2)(f)	<input type="checkbox"/>
9	<input type="checkbox"/>	<input type="checkbox"/>	Show location of wetlands as determined by a licensed soil scientist, the Army Corps of Engineers, or the NC Department of Environmental and Natural Resources Division of Water Quality.		UDO Sec. 6.1 UDO Sec. 8.1.2 (B)(2)(g)	<input type="checkbox"/>
10	<input type="checkbox"/>	<input type="checkbox"/>	Show location of all creeks, streams, ponds and dams.		UDO Sec. 8.1.2 (B)(2)(h)	<input type="checkbox"/>
11	<input type="checkbox"/>		Note whether the site is in the Primary or Secondary Watershed Protection Overlay District.	Watershed Protection Overlay District Map	UDO Sec. 8.1.2 (B)(2)(i) UDO Sec. 6.1	<input type="checkbox"/>
12	<input type="checkbox"/>	<input type="checkbox"/>	Show required riparian buffers on both sides of perennial and intermittent streams, including the location of the top of bank on both sides of the stream.	Riparian buffers on perennial streams are measured 100' from the top of bank on both sides of the stream. Riparian buffers on intermittent streams are measured 50' from the top of bank on both sides of the stream.	UDO Sec. 6.1.11 UDO Sec. 8.1.2 (B)(2)(i)	<input type="checkbox"/>
13	<input type="checkbox"/>	<input type="checkbox"/>	Show location of the 100 year floodplain and 100 year floodway based upon the FIRM maps, the FEMA detailed study, and field measurements.	If not applicable, certify that there is no FEMA floodplain on the subject property by giving FIRM map # and date. Provide non-FEMA flood study information on floodplains, floodways, flood fringes, and flood hazards at the construction plan stage of plan review.	UDO Sec. 6.2 UDO Sec. 8.1.2 (B)(2)(j)	<input type="checkbox"/>
14	<input type="checkbox"/>	<input type="checkbox"/>	Provide location of existing fencing, roads, and structures.		UDO Sec. 8.1.2 (B)(2)(k)	<input type="checkbox"/>
15	<input type="checkbox"/>	<input type="checkbox"/>	Provide locations of significant site elements such as, but not limited to, historic and cultural sites and structures, scenic views, rock outcroppings, and cemeteries.		UDO Section 8.1.2 (B)(2)(l)	<input type="checkbox"/>
16	<input type="checkbox"/>	<input type="checkbox"/>	Indicate clearly on the plans the location of all existing utilities (water, sewer, natural gas, electric, telephone, cable, fiber optic, etc.) above and/or below ground as well as existing utility easements.	Accurately survey existing utilities; approximate locations will not be accepted. Include size and material.	UDO Sec. 8.1.2 (B)(2)(m)	<input type="checkbox"/>

Applicant		Existing Conditions Sheet Checklist Items			Staff Use	
#	Applicable	Not Applicable	Requirement	Additional Information	Reference	
17	<input type="checkbox"/>	<input type="checkbox"/>	Identify location of any underground storage tanks, hazardous waste and debris, abandoned wells, septic tanks or similar structures.		UDO Sec. 8.1.2 (B)(2)(n)	<input type="checkbox"/>

Site Layout Sheet

Applicant		Site Layout Sheet Checklist Items			Staff Use	
#	Applicable	Not Applicable	Requirement	Additional Information	Reference	
1 Base Items:						
a	<input type="checkbox"/>		North arrow			<input type="checkbox"/>
b	<input type="checkbox"/>		Roads and driveways			<input type="checkbox"/>
c	<input type="checkbox"/>		Vehicular use areas			<input type="checkbox"/>
d	<input type="checkbox"/>		Buildings			<input type="checkbox"/>
e	<input type="checkbox"/>		Detention, retention or natural ponds			<input type="checkbox"/>
f	<input type="checkbox"/>		Creeks, streams, ponds and dams			<input type="checkbox"/>
g	<input type="checkbox"/>		Location & dimension of all resource conservation area and buffers including riparian buffers		UDO Sec. 6.1.11 UDO Sec. 8.1.2(B)(1) UDO Sec. 8.2.6	<input type="checkbox"/>
h	<input type="checkbox"/>		All Public and Private Easements			<input type="checkbox"/>
i	<input type="checkbox"/>		Fences and decorative or retaining walls			<input type="checkbox"/>
j	<input type="checkbox"/>		Location of the 100 year floodplain and 100 year floodway based upon the FIRM maps, the FEMA detailed study and field measurements.			<input type="checkbox"/>
2	<input type="checkbox"/>		Zoning, ownership and present use of all adjacent tracts.	List uses such as residential, vacant, etc. Include uses on opposite side of adjoining streets.		<input type="checkbox"/>
3	<input type="checkbox"/>		Boundary of entire tract by metes and bounds.			<input type="checkbox"/>
4	<input type="checkbox"/>		Location and dimensions of existing and proposed driveways or curb cuts on site and adjoining properties.	Include properties on opposite side of adjoining streets and existing/proposed lane striping on all streets.		<input type="checkbox"/>
5	<input type="checkbox"/>		Indicate entrances/exits and general internal circulation.	Include lane striping, crosswalks, pavement markings and signs.	MUTCD NCDOT Specs	<input type="checkbox"/>
6	<input type="checkbox"/>		Location of existing & proposed sidewalks and other pedestrian areas such as trails and greenways.	Show widths of all features.		<input type="checkbox"/>
7	<input type="checkbox"/>	<input type="checkbox"/>	Ensure that a turning radius will accommodate emergency vehicles or			<input type="checkbox"/>

Applicant		Site Layout Sheet Checklist Items			Staff Use	
#	Applicable	Not Applicable	Requirement	Additional Information	Reference	
			anticipated delivery vehicles.			
8	<input type="checkbox"/>	<input type="checkbox"/>	Streets and rights-of-way showing existing and proposed dimensions in accordance with the Town's Transportation Plan and Spec Book.	Connections must be made to existing stubouts on adjacent property. Indicate location and dimensions of pavement, curbs and gutters, and sidewalks. Where development abuts or includes a State maintained road, design must be submitted and reviewed concurrently with NCDOT.	Thoroughfare Plan Map TOA Details Sec. 300	<input type="checkbox"/>
9	<input type="checkbox"/>	<input type="checkbox"/>	Show sight triangles with dimensions.	Sight triangles are typically 10' X 70'	TOA Spec 302F	<input type="checkbox"/>
10	<input type="checkbox"/>	<input type="checkbox"/>	Location, arrangement and dimensions of parking spaces and aisles.	Show wheel stops. Indicate location of handicapped parking spaces, dimensions and signage, include location of pole sign required by code.		<input type="checkbox"/>
11	<input type="checkbox"/>	<input type="checkbox"/>	Location of handicapped equipped/accessible units and associated parking.	Check State Building Code requirements. This applies to multi-family projects only.		<input type="checkbox"/>
12	<input type="checkbox"/>	<input type="checkbox"/>	Location, arrangement and dimensions of truck loading and unloading spaces and docks.		UDO Sec. 8.3.5	<input type="checkbox"/>
13	<input type="checkbox"/>	<input type="checkbox"/>	Location of fire lane striping and signage.	Use 2" of I-2 pavement and 8" of ABC stone properly layered and compacted anywhere a fire lane is required.	TOA Detail 300.24	<input type="checkbox"/>
14	<input type="checkbox"/>	<input type="checkbox"/>	Location and method of on-site garbage containment.	Two dumpsters are required—one for waste and one for recyclable cardboard and a method for plastic bottle recycling.	Code of Ordinances, Ch. 12, Art. IV 12-122	<input type="checkbox"/>
15	<input type="checkbox"/>	<input type="checkbox"/>	If no dumpsters needed, show the location of roll out carts for waste and recycling and a screened area for them to be kept in.		Code of Ordinances, Ch. 12, Art. IV 12-122	<input type="checkbox"/>
16	<input type="checkbox"/>	<input type="checkbox"/>	Location of recycling bins and/or recycling enclosure.			<input type="checkbox"/>
17	<input type="checkbox"/>	<input type="checkbox"/>	Location of accessory structures and site amenities.	HVAC units, satellite dishes mail kiosks, gas tanks/pumps, flag poles, etc.		<input type="checkbox"/>
18	<input type="checkbox"/>	<input type="checkbox"/>	Location and dimensions of outside storage yards, display or sales area.	Include storage areas-list materials to be stored.	UDO Sec. 4.1.2	<input type="checkbox"/>
19	<input type="checkbox"/>	<input type="checkbox"/>	Location and dimensions of setbacks.		UDO Sec. 5.1	<input type="checkbox"/>
20	<input type="checkbox"/>	<input type="checkbox"/>	Check the site plan for conformity with the transportation plan, land use plan, parks and recreation master plan, water & wastewater master plans and any other of the Town's adopted plans and policies.	Thoroughfare Plan Map Land Use Plan P & R Master Plan Bike/Ped Plan Water & Wastewater Master Plan		<input type="checkbox"/>
21	<input type="checkbox"/>	<input type="checkbox"/>	Location of easement for ground sign.	Must be located out of site triangle.		<input type="checkbox"/>

		Applicant		Site Layout Sheet Checklist Items			Staff Use
#	Applicable	Not Applicable	Requirement	Additional Information	Reference		Use
22	Identify all required elements associated with the NC Accessibility Code, including, but not limited to the following:						
a	<input type="checkbox"/>	<input type="checkbox"/>	Show sidewalk connecting the accessible entrances of the buildings with the public sidewalk, if a public sidewalk is provided.				<input type="checkbox"/>
b	<input type="checkbox"/>	<input type="checkbox"/>	Show locations of exterior exits from the building(s) and sidewalks associated.				<input type="checkbox"/>
c	<input type="checkbox"/>	<input type="checkbox"/>	Show an accessible route connecting all buildings and/or elements on the site.				<input type="checkbox"/>
d	<input type="checkbox"/>	<input type="checkbox"/>	Provide the slope for all accessible routes on site.				<input type="checkbox"/>
e	<input type="checkbox"/>	<input type="checkbox"/>	Show pavement markings identifying access route at vehicular crossing paths and parking areas.				<input type="checkbox"/>
f	<input type="checkbox"/>	<input type="checkbox"/>	Show all accessible parking spaces locations.				<input type="checkbox"/>
g	<input type="checkbox"/>	<input type="checkbox"/>	Identify all accessible parking spaces on the plan with "HC" or HC-Van" only. Do not use the ground painted symbol to identify the parking space(s).				<input type="checkbox"/>
h	<input type="checkbox"/>	<input type="checkbox"/>	Dispersed accessible parking spaces for each parking area with a minimum of one van accessible parking space for each parking area.				<input type="checkbox"/>
i	<input type="checkbox"/>	<input type="checkbox"/>	Show locations of all accessible curb cuts and ramps.				<input type="checkbox"/>
j	<input type="checkbox"/>	<input type="checkbox"/>	Note the width of sidewalks utilized as an accessible path	The minimum sidewalk width for an accessible path where directly adjacent to perpendicular parking spaces without wheel stops is six (6) feet and six (6) inches as measured from the curb face.			<input type="checkbox"/>
23	<input type="checkbox"/>	<input type="checkbox"/>	Required Page Notes: 1-11	See the Required Notes Page			<input type="checkbox"/>

Staging & Demolition Plan

		Applicant		Staging & Demolition Plan Checklist Items			Staff Use
#	Applicable	Not Applicable	Requirement	Additional Information	Reference		Use
1	<input type="checkbox"/>	<input type="checkbox"/>	Identify which existing trees will be saved and which will be removed.	Show caliper & species of tree.			<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	Location of tree protection fencing.	Fencing must be 1 foot away from the tree trunk for every 1 inch caliper of the tree.	UDO Sec. 8.1.2(G)(1)		<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	Location and type of additional protective measures.	See Section 8.1.2(G)(1) of the UDO for additional protective fencing requirements for other site features.	UDO Sec. 8.1.2(G)(1)		<input type="checkbox"/>
4	<input type="checkbox"/>	<input type="checkbox"/>	Show proposed staging areas or dirt/material/equipment storage areas.				<input type="checkbox"/>

Applicant			Staging & Demolition Plan Checklist Items			Staff Use
#	Applicable	Not Applicable	Requirement	Additional Information	Reference	
5	<input type="checkbox"/>	<input type="checkbox"/>	If buildings will be demolished, include the following note: "A copy of the Demolition Notification from the NC Health Hazard Control Unit and an asbestos inspection report from a NC accredited asbestos inspector must accompany the application for the demolition permit which must be obtained prior to start of the demolition."		Demolition Application	<input type="checkbox"/>
6	<input type="checkbox"/>	<input type="checkbox"/>	Location of construction entrance.		TOA Spec 400.06	<input type="checkbox"/>
7	<input type="checkbox"/>	<input type="checkbox"/>	Show road or sidewalk barricades		TOA Spec 300.15	<input type="checkbox"/>

Grading Plan

Applicant			Grading Plan Checklist Items			Staff Use
#	Applicable	Not Applicable	Requirement	Additional Information	Reference	
1	<input type="checkbox"/>	<input type="checkbox"/>	Base Items	See list on Site Layout Sheet		<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	Provide a Final Rough Grading sheet that shows drainage of lot(s).		UDO Sec. 8.1.5	<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	Provide aerial photo-based topography of the site at 2' or 5' contours (as available), showing existing grades.			<input type="checkbox"/>
4	<input type="checkbox"/>	<input type="checkbox"/>	Field verified topography of the area located within the limits of disturbance, including stormwater retention areas within RCA, at a minimum of 2' contours is required at the site plan stage and construction plan stage of plan review.			<input type="checkbox"/>
5	<input type="checkbox"/>	<input type="checkbox"/>	If there will be fill within a floodplain, a Letter of Map Revision based on Fill LOMR-F is required to be obtained.	Flood Plain Development Permit Application		<input type="checkbox"/>
6	<input type="checkbox"/>	<input type="checkbox"/>	Indicate all slopes equal to or greater than 3:1 and show required stabilization measures.	Slopes greater than 2:1 shall not be permitted.	UDO Sec. 8.1.4	<input type="checkbox"/>
7	<input type="checkbox"/>	<input type="checkbox"/>	Location and type of soil and erosion control measures.	For sites where disturbed area is 20,000sf or greater in size, follow the TOA S&E Construction Sequence.	S&E Construction Sequence	<input type="checkbox"/>
8	<input type="checkbox"/>	<input type="checkbox"/>	Indicate if site is in the Primary or Secondary Watershed Protection Overlay District.	Watershed Protection Overlay District Map	UDO Sec. 6.1	<input type="checkbox"/>
9	<input type="checkbox"/>	<input type="checkbox"/>	Provide FFE for all structures.			<input type="checkbox"/>

Applicant		Grading Plan Checklist Items			Staff Use	
#	Applicable	Not Applicable	Requirement	Additional Information	Reference	
10	<input type="checkbox"/>	<input type="checkbox"/>	Location of existing trees to be saved and removed.	Show type and caliper of trees.		<input type="checkbox"/>
11	<input type="checkbox"/>	<input type="checkbox"/>	Provision for the adequate disposition of storm water in accordance with Town standards indicating location, sizes, types and grades of ditches, catch basins, and pipes with connections to existing drainage system(s).	Post-development runoff rate must not exceed pre-development runoff rate for the 1-yr, 24-hr and 10-yr and 24-hr storms. Lot lines should follow natural drainage ways. Natural drainage ways should be preserved in their natural state to the extent practicable.	UDO Sec. 6.1.11	<input type="checkbox"/>
12	<input type="checkbox"/>	<input type="checkbox"/>	Location of protection fencing.		UDO Sec. 8.1.2(G)(1) DDM	<input type="checkbox"/>
13	<input type="checkbox"/>	<input type="checkbox"/>	Location of retaining walls. Indicate material, color, height of wall and area of disturbance. Non-decorative walls are required to have facing. Top of wall and bottom of wall spot elevations must be provided.	Note that engineered drawings are required for walls of 5 feet or taller at the Construction Plan stage. The drawings must be designed, inspected and certified by a licensed professional engineer.		<input type="checkbox"/>
14	<input type="checkbox"/>	<input type="checkbox"/>	Provide spot elevations at the four corners of the area encompassing the accessible parking spaces and adjacent accessible aisle at each location on the plan.	Maximum slope in each area may not exceed ¼" per foot in any direction.		<input type="checkbox"/>
15	<input type="checkbox"/>	<input type="checkbox"/>	Provide spot elevations (or other method) to ensure the maximum slope of all required or provided accessible routes do not exceed a 1:20 slope.	Clearly identify on the plan the areas of the accessible route where the slope exceeds 1:20 and provide the appropriate ramp details conforming to the NC Accessibility Code and ANSI A117.1. Reference the location of the detail on this sheet if the ramp details are located on another sheet elsewhere in the plans.	NC Accessibility Code, ANSI A117.1	<input type="checkbox"/>
16	<input type="checkbox"/>	<input type="checkbox"/>	No site development activity including but not limited to testing, clearing, installation of S&E measures, or grading, shall occur until required protection fencing has been installed and inspected.	A protection fencing installation permit may be obtained at the Planning Department or online. Tree Protection Fencing Application	S&E Construction Sequence	<input type="checkbox"/>
17	<input type="checkbox"/>	<input type="checkbox"/>	Protection fencing must be placed away from any saved tree one foot for each inch of tree caliper. Protection fencing must be placed at least 10 feet away from any other designated resource conservation area, along the outside line of the 100-year floodplain, and the outside edge of any riparian buffer.	Additional protection fencing may be required in other locations close to construction activity where it is deemed necessary by the zoning enforcement officer; such areas may include but are not limited to common property lines or near public areas (sidewalks, etc.).	UDO Sec. 8.1.2(G)(1)	<input type="checkbox"/>

Applicant		Grading Plan Checklist Items			Staff Use	
#	Applicable	Not Applicable	Requirement	Additional Information	Reference	
18	<input type="checkbox"/>	<input type="checkbox"/>	All grading and support structures associated with any retaining structure shall not encroach into any required buffer or protected area shall be contained entirely on site.	Protected areas are defined as but are not limited to, RCA and critical root zones of trees, public utility easements and rights-of-way.		<input type="checkbox"/>
19	<input type="checkbox"/>	<input type="checkbox"/>	Site elements required to satisfy recreational requirements must meet any applicable standards found in the TOA Standard Specifications and Standard Details and the requirements of the TOA Parks and Recreation Department.	Site elements include but are not limited to play fields and greenway trails. Contact the Director of Parks and Recreation Department at 249-3344.	TOA Spec Book	<input type="checkbox"/>
20	<input type="checkbox"/>	<input type="checkbox"/>	Indicate location, size and materials use for stormwater (drainage) lines.			<input type="checkbox"/>
21	<input type="checkbox"/>	<input type="checkbox"/>	Indicate location and width dimension of easements required for stormwater (drainage) lines and culverts. Include permanent and temporary construction easements.			<input type="checkbox"/>
22	<input type="checkbox"/>	<input type="checkbox"/>	Required Page Notes: 11-13	See the Required Notes Page		<input type="checkbox"/>

Utility Plan

Applicant		Utility Plan Checklist Items			Staff Use	
#	Applicable	Not Applicable	Requirement	Additional Information	Reference	
1	<input type="checkbox"/>	<input type="checkbox"/>	Base Items	See list on Site Layout Sheet		<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	Indicate whether or not requesting full town services – water, sewer and electricity.	If electric utilities are provided by the Town of Apex, a consultation with the Electric Utilities Division (249-3427) is required.		<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	Give estimated loads and voltages.			<input type="checkbox"/>
4	<input type="checkbox"/>	<input type="checkbox"/>	Indicate location and width dimension of easements required for utilities. Include permanent and temporary construction easements.			<input type="checkbox"/>
5	<input type="checkbox"/>	<input type="checkbox"/>	Indicate clearly on the plans the location of all existing and proposed utilities above and/or below ground. Co-location of dry utilities is preferred.	Utilities include water, sewer, natural gas, electric, telephone, cable, fiber optic, etc. If the site is encumbered by existing utility easements then the applicant should provide a letter from the utility company indicating the acceptability of the site improvements.		<input type="checkbox"/>
6	<input type="checkbox"/>	<input type="checkbox"/>	Slopes shall not be greater than 3:1 where underground electric utility lines are proposed.			<input type="checkbox"/>

Applicant		Utility Plan Checklist Items			Staff Use	
#	Applicable	Not Applicable	Requirement	Additional Information	Reference	
7	<input type="checkbox"/>	<input type="checkbox"/>	Show proposed locations of service corridors, transformers and meters. Ensure that all point of delivery issues are coordinated with the TOA Electrical Utility Division or Progress Energy.	Note that for any electric service routes you must provide an easement clear of buildings, pavement, landscaped areas, and similar protected areas.	TOA Spec 209B	<input type="checkbox"/>
8	<input type="checkbox"/>	<input type="checkbox"/>	Transformers must be located 10' off the building where there are openings (doors, windows, etc.) and 3' off of solid masonry. The grade to the transformer must slope away from the building.	A minimum of 10' in front and 3' on sides and back of transformer is needed for installation and maintenance.	TOA Spec 209	<input type="checkbox"/>
9	<input type="checkbox"/>	<input type="checkbox"/>	Transformers shall not be located within required landscaped areas or islands unless additional space has been allocated for this purpose.			<input type="checkbox"/>
10	<input type="checkbox"/>	<input type="checkbox"/>	Indicate location, size and materials used for water sanitary sewer lines and force main lines. Show water meter and clean out connections from building(s) to public lines. Include size and material of appurtenances. If well or septic system, indicate proposed location.	For well or septic system, appropriate permits from Wake County are required before building permit can be issued.	TOA Spec. 100	<input type="checkbox"/>
11	<input type="checkbox"/>	<input type="checkbox"/>	Indicate locations of utility poles, fire hydrants, transformers, light poles, light fixtures, etc.			<input type="checkbox"/>
12	<input type="checkbox"/>	<input type="checkbox"/>	If a pump station (lift station) is proposed, show layout of the station according to the Town Standard Specification and Standard Details manual.		TOA Spec Book	<input type="checkbox"/>
13	<input type="checkbox"/>	<input type="checkbox"/>	Provide utility identifiers (naming conventions) for all proposed water, sewer and stormwater structures, lines and appurtenances.			<input type="checkbox"/>
14	<input type="checkbox"/>	<input type="checkbox"/>	Location of fire lane striping and signage.	Use 2" of SF 9.5A pavement and 8" of ABC stone properly layered and compacted anywhere a fire lane is required.	TOA Spec 300.24	<input type="checkbox"/>
15	<input type="checkbox"/>	<input type="checkbox"/>	If a sprinkler system is required, show layout of system to the building, the location of the FDC (Fire Department Connection), and the location of the backflow assembly.			<input type="checkbox"/>
16	<input type="checkbox"/>	<input type="checkbox"/>	For each warehouse or storage building on the site, note whether it will or will not have high pile storage.	Buildings with high pile storage are required to be sprinklered.		<input type="checkbox"/>

Applicant		Utility Plan Checklist Items			Staff Use	
#	Applicable	Not Applicable	Requirement	Additional Information	Reference	
15	<input type="checkbox"/>	<input type="checkbox"/>	Location of grease trap, oil and grit separator, and/or the location of the backflow preventer assembly.		TOA Spec. 100	<input type="checkbox"/>
16	<input type="checkbox"/>	<input type="checkbox"/>	Location of existing trees to be saved and removed.			<input type="checkbox"/>
17	<input type="checkbox"/>	<input type="checkbox"/>	Location of trees to be planted.			<input type="checkbox"/>
18	<input type="checkbox"/>	<input type="checkbox"/>	Location of protection fencing.		UDO Sec. 8.1.2(G)(1) DDM	<input type="checkbox"/>
19	<input type="checkbox"/>	<input type="checkbox"/>	Location of recreational elements such as greenways in utility easements.			<input type="checkbox"/>
20	<input type="checkbox"/>	<input type="checkbox"/>	Required Notes: 1,2, 4, 5, 14-22	See the Required Notes Page		<input type="checkbox"/>

Landscape Plan

Applicant		Landscape Plan Checklist Items			Staff Use	
#	Applicable	Not Applicable	Requirement	Additional Information	Reference	
1	<input type="checkbox"/>		Base Items	See list on Site Layout Sheet		<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	Graphic symbols used to depict trees and shrubs must accurately reflect the average mature spread.			<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	Indicate location, width, and type of required buffers.	Existing plants to be saved and new plant material must be located and identified within the buffer.	UDO Sec. 8.1 & UDO Sec. 8.2	<input type="checkbox"/>
4	<input type="checkbox"/>	<input type="checkbox"/>	Indicate all slopes equal to or greater than 3:1 and provide appropriate landscaping and/or slope retention devices (no turf grasses) required to stabilize these areas.	See the DDM, page 26, Planting in Special Situations for more information. Slopes greater than 2:1 are not permitted.	DDM UDO Sec. 8.1.4	<input type="checkbox"/>
5	<input type="checkbox"/>	<input type="checkbox"/>	Number of plants along street based on total square footage of the streetscape buffer.	Provide calculations.		<input type="checkbox"/>
6	<input type="checkbox"/>	<input type="checkbox"/>	Show sight triangles with dimensions.	Sight triangles are typically 10' X 70'	TOA Spec 302F	<input type="checkbox"/>
7	<input type="checkbox"/>	<input type="checkbox"/>	Type of trees, located near overhead or underground utility lines.	If plant material encroaches into the easement, express written consent of the utility company is required. Note that the TOA does not allow plant material within its easements.	UDO Sec. 8.2.2(C)(2)	<input type="checkbox"/>
8	<input type="checkbox"/>	<input type="checkbox"/>	Show building landscaping.	1 tree and 3 shrubs per 2000 square feet of building footprint.	UDO Sec. 8.2.4(A)	<input type="checkbox"/>
9	<input type="checkbox"/>	<input type="checkbox"/>	Show vehicle use area trees.	No vehicle use area is to be located further than 40 feet from the trunk of a large type tree.	UDO Sec. 8.2.5(C)(2)	<input type="checkbox"/>
10	<input type="checkbox"/>	<input type="checkbox"/>	Location and type of plant material in	Note that landscape islands must be a		<input type="checkbox"/>

